



Local Code Adoption of the Latest Edition of the California Building Standards Code

Presented By: Truong Huynh, P.E., C.B.O.
General Superintendent of Development Services
Building and Safety Bureau

August 19, 2019

OVERVIEW

ACCESS TO INFORMATION

- Copy of the proposed amendments, reasons for the changes, and the findings can be found on the Department of Development Services' website at:

<http://www.longbeach.gov/lbds/building/plan-review-services-dev/code/>

OVERVIEW

LONG BEACH MUNICIPAL CODE (LBMC)

- LBMC Title 18 Long Beach Building Standards Code
- All proposed by the Building and Safety Bureau
- Total of 34 proposed code amendments
- Administrative change to reference the 2019 Edition
- Continue amendments adopted during the previous code cycle

PROPOSED AMENDMENTS

SECTION 18.40.010 ADOPTION OF CALIFORNIA BUILDING CODE

- Administrative change to reflect certain non-mandatory articles, chapters, and/or appendices as part of the adoption

(see attachment document pg. 3)

PROPOSED AMENDMENTS

SECTION 18.40.030 AMEND CBC SECTION 201.4—TERMS NOT DEFINED

- Administrative change to reference a specific dictionary to be used for words not defined in the code

(see attachment document pg. 4)

PROPOSED AMENDMENTS

SECTION 18.40.040 AMEND CBC SECTION 302.1—CLASSIFICATION

- Administrative change to clarify that the Building Official is authorized to make the final determination on the proposed occupancy of a building

(see attachment document pg. 5)

PROPOSED AMENDMENTS

SECTION 18.40.045 AMEND CBC SECTION 1507.3.1—DECK REQUIREMENTS

- New amendment added
- Technical change to require concrete and clay tiles to be installed over solid sheathing boards

(see attachment document pg. 6)

PROPOSED AMENDMENTS

SECTION 18.40.050 AMEND CBC SECTION 1612.3—ESTABLISHMENT OF FLOOD HAZARD AREAS

- Administrative change to reference the flood study that established special flood hazard throughout the City

(see attachment document pg. 7)

PROPOSED AMENDMENTS

SECTION 18.40.060 AMEND CBC SECTION 1612.4—FLOOD HAZARD DOCUMENTATION

- Editorial change to update section reference(s)
- Administrative change to reflect the appropriate reference to the City's Municipal Code for flood related inspections

(see attachment document pg. 8)

PROPOSED AMENDMENTS

SECTION 18.40.070 ADD CBC SECTIONS 1613.5 AND 1613.5.1— AMENDMENTS TO ASCE 7

- Technical change to limit mixed structural system to two stories

(see attachment document pg. 9)

PROPOSED AMENDMENTS

SECTION 18.40.080 ADD CBC SECTION 1613.5.2—WOOD DIAPHRAGMS

- Editorial change to update section reference(s)
- Technical change to require special anchorage of the diaphragm to the wall and limit the allowable shear

(see attachment document pg. 10)

PROPOSED AMENDMENTS

SECTION 18.40.090 ADD CBC SECTION 1613.5.3—STRUCTURAL SEPARATION

- Editorial change to update section reference(s)
- Technical change to omit the importance factor from Equation 12.12-1 is intended to ensure a safe seismic separation distance between structures

(see attachment document pg. 12)

PROPOSED AMENDMENTS

SECTION 18.40.100 ADD CBC SECTION 1613.6—SUSPENDED CEILING

- Editorial change to update section reference(s)
- Technical change to require ceiling suspension systems to resist seismic loads

(see attachment document pg. 13)

PROPOSED AMENDMENTS

SECTION 18.40.110 AMEND CBC SECTION 1704.6—STRUCTURAL OBSERVATIONS

- Editorial change to update section reference(s)
- Technical change to require the registered design professional in responsible charge for the structural design to observe the construction

(see attachment document pg. 15)

PROPOSED AMENDMENTS

SECTION 18.40.115 AMEND CBC SECTION 1704.6.2—STRUCTURAL OBSERVATIONS FOR SEISMIC RESISTANCE

- New amendment added
- Technical change to require the registered design professional in responsible charge for the structural design to observe the construction

(see attachment document pg. 17)

PROPOSED AMENDMENTS

SECTION 18.40.120 AMEND CBC SECTION 1705.3—CONCRETE CONSTRUCTION

- Editorial change to update section reference(s)
- Technical change to require special inspection for concrete with a compressive strength greater than 2,500 pounds per square inch

(see attachment document pg. 18)

PROPOSED AMENDMENTS

SECTION 18.40.130 AMEND CBC SECTION 1705.12—SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

- Technical change to exclude structures assigned to Seismic Design Category D, E or F from being exempt from requiring special inspections

(see attachment document pg. 20)

PROPOSED AMENDMENTS

SECTION 18.40.140 AMEND CBC SECTION 1707.1—ALTERNATIVE TEST PROCEDURE

- Administrative change to reflect the appropriate reference to the City's Municipal Code for alternate test procedure

(see attachment document pg. 21)

PROPOSED AMENDMENTS

SECTION 18.40.150 AMEND CBC SECTION 1807.1.4—PERMANENT WOOD FOUNDATION SYSTEMS

- Technical change to reduce or eliminate potential problems that may result in using wood foundation systems

(see attachment document pg. 22)

PROPOSED AMENDMENTS

SECTION 18.40.160 AMEND CBC SECTION 1807.1.6— PRESCRIPTIVE DESIGN OF CONCRETE/MASONRY FDN WALLS

- Technical change to reduce or eliminate potential problems that may result by following prescriptive design provisions that does not take into consideration the surrounding environment

(see attachment document pg. 23)

PROPOSED AMENDMENTS

SECTION 18.40.163 AMEND CBC SECTION 1807.2— RETAINING WALLS

- New amendment added
- Technical change to prohibit the use of wood foundation systems and limit prescriptive design provisions

(see attachment document pg. 24)

PROPOSED AMENDMENTS

SECTION 18.40.165 AMEND CBC SECTION 1807.3.1—LIMITATIONS

- New amendment added
- Technical change to reduce or eliminate potential problems that may result in using wood foundation systems

(see attachment document pg. 25)

PROPOSED AMENDMENTS

SECTION 18.40.170 AMEND CBC SECTION 1809.3—STEPPED FOOTINGS

- Technical change to reduce or eliminate potential problems that may result for under reinforced footings located on sloped surfaces

(see attachment document pg. 27)

PROPOSED AMENDMENTS

SECTION 18.40.180 AMEND CBC SECTION/TABLE 1809.7— PRESCRIPTIVE FOOTINGS FOR LIGHT-FRAME CONSTRUCTION

- Technical change to require minimum reinforcement to address the problem of poor performance of plain or under-reinforced footings

(see attachment document pg. 29)

PROPOSED AMENDMENTS

SECTION 18.40.190 AMEND CBC SECTION 1809.12—TIMBER FOOTINGS

- Technical change to reduce or eliminate potential problems that may result by using timber footings

(see attachment document pg. 31)

PROPOSED AMENDMENTS

SECTION 18.40.200 AMEND CBC SECTION 1810.3.2.4—TIMBER

- Technical change to reduce or eliminate potential problems that may result by using timber footings

(see attachment document pg. 32)

PROPOSED AMENDMENTS

SECTION 18.40.203 AMEND CBC SECTION 1905.1.7—ACI 318, SECTION 14.1.4

- Technical change to require minimum reinforcement

(see attachment document pg. 33)

PROPOSED AMENDMENTS

SECTION 18.40.205 AMEND CBC SECTION 1905.1 AND ADD CBC SECTIONS 1905.1.9-1905.1.11, GENERAL

- Technical change to increase confinement in critical columns, limiting the use of highly gravity loaded walls, and increase concrete coverage in thin slabs

(see attachment document pg. 34)

PROPOSED AMENDMENTS

SECTION 18.40.210 AMEND CBC SECTION 2304.12.5—WOOD USED IN RETAINING WALLS AND CRIBS

- Technical change to reduce or eliminate potential problems that may result by using wood in retaining or crib walls

(see attachment document pg. 36)

PROPOSED AMENDMENTS

SECTION 18.40.220 ADD CBC SECTION 2304.10.2.1—QUALITY OF NAILS

- Editorial change to update section reference(s)
- Technical change to limits or prohibits the shear value of overdriven nails or the use of box and clipped head nails

(see attachment document pg. 37)

PROPOSED AMENDMENTS

SECTION 18.40.230 ADD CBC SECTION 2305.4—HOLD-DOWN CONNECTORS

- Editorial change to update section reference(s)
- Technical change to limit the allowable capacity of hold-downs to 75% of the acceptance report value

(see attachment document pg. 38)

PROPOSED AMENDMENTS

SECTION 18.40.240 AMEND CBC SECTION 2306.2—WOOD-FRAME DIAPHRAGMS

- Technical change to reduce allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing

(see attachment document pg. 39)

PROPOSED AMENDMENTS

SECTION 18.40.250 AMEND CBC SECTION 2306.3—WOOD-FRAME SHEAR WALLS

- Technical change to reduce allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing

(see attachment document pg. 41)

PROPOSED AMENDMENTS

SECTION 18.40.260 ADD CBC SECTION 2307.2—WOOD-FRAME SHEAR WALLS

- Technical change to reduce allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing

(see attachment document pg. 43)

PROPOSED AMENDMENTS

SECTION 18.40.270 AMEND CBC SECTION 2308.6.8.1— FOUNDATION REQUIREMENTS

- Technical change to limit the use of the exception provisions to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected

(see attachment document pg. 44)

PROPOSED AMENDMENTS

SECTION 18.40.280 AMEND CBC SECTION 2308.6.5.1 AND FIGURE 2308.6.5.1—ALTERNATE BRACED WALL

- Technical change to specify minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and builders

(see attachment document pg. 45)

PROPOSED AMENDMENTS

SECTION 18.40.290 AMEND CBC SECTION 2308.6.5.2 AND FIGURE 2308.6.5.2—PORTAL FRAME WITH HOLD-DOWNS

- Editorial change to update section reference(s)
- Technical change to specify minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and builders

(see attachment document pg. 47)

PROPOSED AMENDMENTS

SECTION 18.40.300 AMEND CBC TABLE 2308.6.1—WALL BRACING REQUIREMENTS

- Technical change to specify minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and builders

(see attachment document pg. 50)

PROPOSED AMENDMENTS

SECTION 18.40.310 AMEND CBC SECTION 2304.10.1—FASTENER REQUIREMENTS

- Technical change to limit the use of staple fasteners in resisting or transferring seismic forces

(see attachment document pg. 53)

PROPOSED AMENDMENTS

SECTION 18.40.320 AMEND CBC SECTION 2308.6.9—ATTACHMENT OF SHEATHING

- Technical change to limit the use of staple fasteners in resisting or transferring seismic forces

(see attachment document pg. 54)

PROPOSED AMENDMENTS

SECTION 18.40.330 AMEND CBC SECTION 2503.1—INSPECTION

- Administrative change to reflect the appropriate reference to the City's Municipal Code for inspection related requirements

(see attachment document pg. 55)

PROPOSED AMENDMENTS

SECTION 18.40.340 AMEND CBC SECTION 3307.1—PROTECTION REQUIRED

- Administrative change to require notification of adjacent property owners due to excavation that meets certain conditions

(see attachment document pg. 56)

NEXT STEPS

SUSTAINABILITY CITY COMMISSION (SCC)

- Held public hearings at the July 25th meeting to discuss proposed code amendment
- Responded to and/or incorporated comments by the SCC and members of the public
- SCC voted to support the proposed amendments and recommend to the City Council to adopt and amend the latest EV requirements

NEXT STEPS

BOARD OF EXAMINERS, APPEALS AND CONDEMNATIONS (BEAC)

- Respond to and/or incorporate comments by BEAC and members of the public
- Continue public hearings at the next September 16th and September 30th meetings to discuss proposed code amendments
- Request BEAC vote to support the proposed amendments and recommend to the City Council to adopt and amend the latest edition of the California Building Standards Code and Uniform Housing Code

NEXT STEPS

CITY ATTORNEY'S OFFICE (CAO)

- Submit a draft code adoption package consisting of an ordinance, a resolution and a staff report to the CAO during the month of October 2019
- The CAO will prepare the official ordinance and resolution, including any necessary CEQA Negative Declaration or Categorical Exemption, as appropriate
- Pursue as an emergency ordinance

NEXT STEPS

CITY COUNCIL (CC)

- Schedule hearing with the CC for 1st and 2nd reading during the month of November/December 2019
- Submit CC approved ordinance and resolution to the California Building Standards Commission for final approval during the month of December 2019
- Implement the adopted codes starting January 1, 2020

CONCLUSION

- Open for question/discussion from the BEAC members
- Open for question/discussion from the public members



Thank you

Truong Huynh
562-570-6921
Truong.Huynh@longbeach.gov